



Boyers Walk, Leicester Forest East,  
LE3



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£300,000



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### Key Features

- Three Bedrooms
- Extended Semi Detached Family Home
- Larger Than Normal Plot With Ample Parking
- Utility Room & Ground Floor WC
- Within Walking Distance to Local Schooling
- Available With No Upward Chain
- EPC rating TBC
- Freehold





EXTENDED FAMILY HOME! - Boasting an extension to the rear creating additional downstairs space, this three bedroom semi detached home is situated in the highly desirable Stafford Leys catchment area, perfect for families and must be viewed in person to be fully appreciated. The gas centrally heated and double glazed accommodation includes an entrance hall, lounge through to the dining room, snug/playroom, modern fitted kitchen, utility room and downstairs WC, with the first floor featuring three bedrooms and a shower room. The larger than normal plot offers parking to the front giving access to the garage with front and rear lawned gardens. Available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall offering a staircase rising to the first floor as well as access to the reception room positioned around a feature fireplace. With a window overlooking the front elevation and open access leading through to the dining room with folding doors leading through to the snug/playroom extension providing additional downstairs space. Sliding doors lead to the garden. A particular selling feature of the accommodation is the modern kitchen fitted with a range of wall and base units with complementary roll edge work surfaces, brick effect tiled splashbacks and soft closing drawers. Features include an inset 1.5 sink and drainer, 'Whirlpool' oven and grill, 'Whirlpool' four ring gas hob with hood above and space for dishwasher. Open access leads through to the utility room offering further space for appliances, wall mounted boiler and access to a guest WC.

### First Floor

Moving upstairs you will find three bedrooms all with built in wardrobes, two of which are comfortable doubles. A family shower room is fitted with a three

piece suite comprising a walk in shower, wash hand basin and WC, with complementary tiled surrounds and a heated towel rail.

### Outside

Occupying a larger than normal plot in a desirable location, the property boasts a lawned front garden with a driveway alongside providing ample off road parking and leads alongside the property to the garage measuring 5.35m x 2.85m. To the rear is a particularly private garden not overlooked from beyond with a patio area adjacent to the accommodation ideal for outdoor entertaining and sitting. With a timber shed and fencing to boundaries.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are





taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

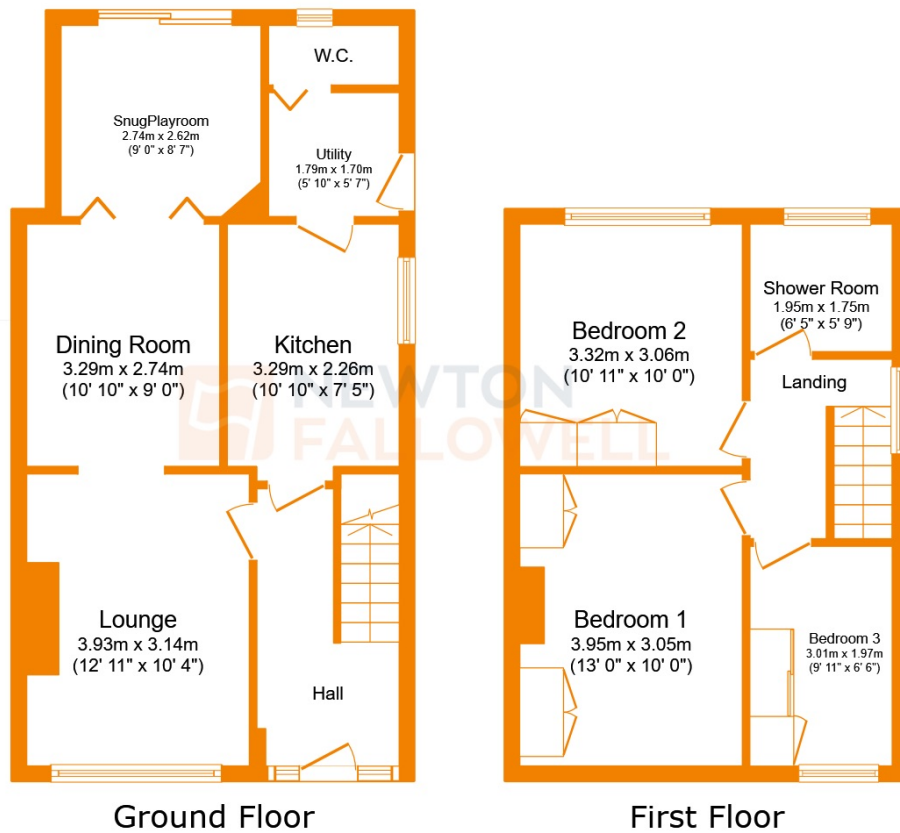
### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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